

REDEVELOPMENT OF GAYATRI CHS, CHINCHWAD, PUNE SUMMARY REPORT			
A		GAYATRI CHS	Remarks
1	Name of Society		
2	Address	CTS No. 1287+1275, S.No. 282, Plot Nos 72+78, CHINCHWAD, TAL. HAVELI, DIST.	
3	Plot area	933.40	as per conveyance
		936.46	as per 7/12 extracts
		921.7	as per CTS extracts
	AREA CONSIDERED FOR CALCULATIONS- stringent of the above	921.70	SQM. Assuming that vahivaat demarcation will be obtained for this area
		9921.18	sft
4	No. of existing units/members	24 residential units + 1 garage	
5	Existing building	1 buildings- Gr+2/P+3 floors	
5a	Existing building approval reference	Approved Building plan made available for reference BP/Chinchwad/92/83 dated 25.08.1983 BP/Chinchwad/42/85 dated 24.05.1985 OC Part1- No.156/87 dt. 15.05.1987 OC Part2- No.232/87 dt. 14.08.1987 OC Part3- No.348/87 dt. 27.11.1987 OC Part4- No.510/89 dt. 13.04.1989	as per info available
5b	Existing FSI as per approved plans	936.72	
5c	Whether existing building age is more than 30 years OR Building has been declared unsafe by Planning Authority	YES more than 30 years old	
6	RR rate for 2023-24		
	Open land	21600	Rs/sqm
	Residential tenement	64540	Rs/sqm
	Commercial office	74230	Rs/sqm
	Commercial shop	80680	Rs/sqm
7	Redevelopment brief	To offer all single of the society in the plot to prospective developer for redevelopment, the redevelopment area under offer to be distributed prorata based on existing carpet area of individual units holders	
8	Plot area considered for redevelopment	921.7	sqm
		9921.18	sft

9	Width of existing access rd.	Southside-9m West side- 9m Northside-7.5m	
10	Road width as per latest DP	no change	
11	ULC Status	No reference available, assumed Not applicable	
12	RELEVANT PROVISIONS OF DEVELOPMENT CONTROL RULES-UDCPR (Dec 2020)	For plot fronting on \geq 9 m road	
		Basic FSI= 1.1, AddL. TDR= 0.4, AddL. Premium FSI= 0.5	
		Ancillary FSI=60% for residential and 80% for commercial	
		All habitable builtup areas are accounted towards FSI	
		Plot is in "RESIDENTIAL ZONE-R1"	
12	TOD POLICY	Transit Oriented development policy, wherein additional FSI is proposed to be permitted on plots in TOD zone, to permit extra density along the Metro corridor/stations	
13	TOD POLICY in the context of proposed redevelopment of societies	The PLOT under consideration IS CURRENTLY NOT UNDER TOD ZONE	
14	SPECIFIC ISSUES IF ANY		
15	DETAILS OF EXISTING TENEMENTS AREA STATEMENT, AREA CALCULATIONS AS PER UDCPR (dec 2020) and corresponding FEASIBILITY STUDY	As per enclosed herewith	
16	ASSUMING PRORATA DISTRIBUTION OF AREA AMONG EXISTING MEMBERS, RANGE OF ANTICIPATED OFFER OF % ABOVE EXISTING CARPET	18.01	in % Detail working as per Calculations, based on assumptions, primary assumption is the provision of 3 nos of Basements for parking
		TO	
		20.41	
17	ANTICIPATED NATURE OF REDEVELOPMENT BUILDING	Midrise building of upto 24m height This scenario, may vary as per other design and financial considerations of the developer and possible revision to statutory provisions which please note.	
18	GENERAL DEFINITIONS OF TERMS	"Premium/Paid FSI" means the FSI that may be available on payment of premium @ 35% of RR open land rate	
		"Ancillary FSI" means the FSI, over and above the basicFSI/TDR/Premium FSI that may be purchased from MC @ 15% of RR open land rate	
		"Security deposit" which is to be kept with society for the period of construction from the date of agreement. It is refunded to the builder without any interest.	
		"Bank guarantee" is % of construction cost which is to be kept in a bank on the society's name by the builder. As the work progresses bank guarantee is partially released.	
		"Corpus fund" is individually decided by the builder and society members. Which is a convenient charges for each member for their future expenses	

EXISTING CARPET AREA STATEMENT

Flat No. Name	Existing Carpet (Pre-rera)				Existing Carpet (rera) (including balcony/sitout)		Existing Terrace area As per Conveyance deed		TOTAL EX. CARPET incl. eff. terrace	EXPECTED RANGE OF INCREMENT OFFER
	sqm	sqm	sqm	sqm	sqm	sft	Actual	Effective		
Garage	19.764		0	19.76		212.74			18.01	20.41
1	40.55	7.84	7.84	48.39	19.76	212.74		0	251.06	256.15
2	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
3	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
4	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
5	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
6	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
7	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
8	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
9	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
10	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
11	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
12	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
13	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
14	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
15	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
16	27.48	5.12	5.12	32.60	33.74	363.18		0	428.60	437.29
17	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
18	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
19	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
20	40.55	7.84	7.84	48.39	50.26	541.00		0	638.46	651.40
21	27.48	5.12	5.12	32.60	33.74	363.18	1082	216.4	1112.59	1135.15
22	27.48	5.12	5.12	32.60	33.74	363.18			556.30	567.57
23	27.48	5.12	5.12	32.60	33.74	363.18	541	108.2	556.30	567.58
24	27.48	5.12	5.12	32.60	33.74	363.18	541	108.2	13566.58	13841.64
	816.36			971.88	1008.00	10461.32				

C POTENTIAL FSI AND SALABLE BUILTUP AREA CALCULATIONS			
1 GROSS PLOT AREA		CTS No. 1287+1275, S.No. 282, Plot Nos 72+78, CHINCHWAD, TAL. HAVELI, DIST. PUNE	
2 GROSS PLOT AREA CONSIDERED		sqm, assuming that demarcation will be obtained corresponding to revenue record area	
3 Gross plot area considered for calculations		921.70	
4 Road widening		921.70	=2)
a	Previously acquired		existing road unchanged
b	New RW as per current DP	nil	
5 DP reservations		0.00	
6 Balance plot		0.00	
7 Amenity space		921.70	3)-4b)-5)
8 Open space		0.00	NA
9 Net plot		0.00	considering that the plot is part of approved layout wherein open space is already provided,
		921.70	6)-7)
		FSI/TDR	ANCILLARY
10a	Basic FSI	1.10	0.60
10b		1013.87	
11a	Premium FSI potential (on gross plot)	0.50	=0.8*0%+0.6*100% assumption of 0% commercial and 100% residential
11b		460.85	
12a	TDR Potential (on gross plot)	0.40	
12b		368.68	
13	TOTAL	1843.40	1106.04
14	MAX FSI POTENTIAL	2949.44	
15	APPROX. FSI FEASIBLE	2949.44	
	Components	FSI/TDR	ANCILLARY
16	Basic FSI	1013.87	
17	Incentive FSI (greater of Existing FSIx30% and existing no. of tenements x 15)	360.00	
18a	TDR generated Insitu	0.00	
18b	TDR purchased from outside (prop. balance as required to meet feasible potential)	208.68	
17	Premium FSI (prop. balance as required to meet feasible potential)	260.85	
19a		1843.40	1106.04
19b	TOTAL FSI FEASIBLE	2949.44	
20a	Gross SBUA feasible	3,391.86	
20b		36,509.94	
			may vary. Can be ascertained only after detail design
			sft

	Corresponding			
21a	(RERA) Carpet			
21b		2512.49		20)/1.35
		27044.40		sft
D	FINANCIAL FEASIBILITY CALCULATIONS			
1	All inclusive Development Cost Rate @ _ Rs per sft of SBUA (tentative)	3,458.00		Rs/sft (as derived in Dev. Cost sheet)
2	Gross Development cost	1,262.51		lakhs of Rs
3	Gross % return on investment (development cost) expected by developer	22.50%	20.00%	as per assumption, may vary
4		284.07	252.50	lakhs of Rs
5	Min. sale value to be recovered by dev.	1,546.58	1,515.02	2)+4) lakhs of Rs
6a	Average rate of Commercial retail sale	NA		approx. projected, will vary as per market conditions
6b	Average rate of Commercial Office sale	NA		
6c	Average rate of Residential sale (including proportionate rate of parking sale)	8,500		
7a	Percentage of FREESALE Comm. retail @ LGr/Gr/1st fl (tentative projection)	NA		approx. projected, will vary as per design
7b	Percentage of FREESALE Comm.office @ upper floors (tentative projection)	NA		
7c	Percentage of FREESALE Residential @ upper floors (tentative projection)	100.00		
7d	Average rate of FREESALE (incl. parking) based on 6 (a to c) and 7 (a to c)	8,500		
7	Min. salable stock for developer	18,195.05	17,823.72	5) x 100000/7d) sft
	Balance stock for Rehabilitation			
8	Rehab stock (SBUA) for rehab. of existing	18,314.89	18,686.22	C20b)-D7) sft
9	Rehab stock- Effective carpet area	13,566.58	13,841.64	8)/1.35 sft
10	Rehab Existing carpet area	11,495.65	11,495.65	As per carpet area calcs.
11	Rehab stock- Effective carpet area in excess of existing	2,070.93	2,345.99	9)-10) sft
12	Effective Rehab carpet area in excess of existng as a percentage above existing	18.01	20.41	percent

E FSI PURCHASE AND PMC STATUTORY FEES CALCULATIONS (TENTATIVE)						
ASR VALUES 2023-24						
OPEN LAND		21600		Rs		
CONST. RATE		26620		/sqm	PLOT	
Item	Rate (Rs/unit)	Unit	% appl.	Area (sq.m)	Amount in Rs	
E1	FSI purchase costs					
	Basic FSI	21600	sqm	0%	1013.87	0
	Incentive FSI	21600	sqm	0%	360.00	0
	Premium FSI	21600	sqm	35%	260.85	19,72,026
	TDR (rate subject to market volatility, AND MAY VARY SUBSTANTIALLY)	21600	sqm	100%	208.68	45,07,488
	Ancillary FSI	21600	sqm	15%	1106.04	35,83,570
					2949.44	1,00,63,084
	5% escalation and cont.					5,03,154
						1,05,66,238
E2	Municipal Statutory fees					
					approved layout	0
1a	Land dev.charges				NA	0
1b	I to R conversion charges					
2	Development charges					0
	commercial (assumed 0%)	21600	sqm	4%	0.00	
	residential (assumed 100%)	21600	sqm	2%	2949.44	12,74,158
					tentative lumsum	2,00,000
3	C&D					
4	Upkaar					0
	commercial					
	residential	26620	sqm	1.0%	2949.44	7,85,141
5	Basement excavation (tentative quantity)	1500	cum	100%	50.00	75,000
6	Waterline development charges					0
7	Road Dev. charges					0
	FIRE CHARGES-TENTATIVE					
8a	Fire service charges 0 to 24m	26620	sqm	0.25%	3539	2,35,542
8b	1% Annual fees					5,000
9	TOTAL					25,74,841
10	5% escalation and cont.					1,28,742
11	AMT. with escalation					27,03,583
12	Approx. cost per sft of SBUA				36509.94	74
Based on assumptions. Subject to variation						

F DEVELOPMENT COST (Tentative Estimate)					
	Open land-RR Rate for 2023-24	21600		Rs/sqm	
	Construction- RR rate for 2023-24	26620		Rs/sqm	
		2473.06		Rs/sft	
	RESIDENTIAL -RR rate for 2023-24	64540		Rs/sqm	
		5995.91		Rs/sft	
		Area		Rate in Rs per sft/nos	
				Amount in lacs of Rs	
1	Construction cost on total salable area (including parking area and installation cost- all inclusive lock n key cost) (Rehab+freesale)	36509.94	sft	2250	821.47
2a	FSI purchase Cost	As per statement			105.66
2b	Statutory PMC approval costs and premium costs on total salable area (Rehab+freesale)	As per statement			27.04
3	ULC Cost	NA			0.00
	Rent and deposit charges @ agv Rs ___ PER SFT OF EXISTING CARPET AREA for 24 months				
4	Rs 15/sft for Residential	11495.65	sft	15	41.38
5	Relocation cost (@ ___ Rs per unit)	25.00	nos	20000	5.00
6	Monetary Compensation/Betterment Charges to existing members	0.00	sft	Not considered, if required the society should specify	0.00
7	Maintenance cost /Corpus fund @ Rs 1.0 lakhs per existing unit	25.00	nos	100000	25.00
8a	Parking compensation			Not considered, if required the society should specify	0.00
8b	Terrace/Garden compensation			Not considered, if required the society should specify	0.00
9	Tentative valuation of GST impact				
	Basic Values and assumptions				
a	Total (builtup)area of project @ Rera carpet x 1.1	2763.73	sqm		
b	Approx. (builtup)Area allocated for Rehab (Only For calculation purposes evaluated @ extra ___% over existing carpet)	1400.46	sqm		19.21
c	Approx. (builtup) area for freesale	1363.28	sqm		
d	Assumption of Approx. (builtup)area of unsold freesale units at the time of completion	272.66	sqm	sqm assumed 20% of total freesale	
1	Value of "non- affordable" unsold (freesale) units	175.97	lacs of	value of all units will be in excess of Rs 45 lacs, hence all units will be in "non-affordable" category	
2	Value of "affordable" unsold (freesale) units	0.00	Rs.		

e	Approx. sale rate Considered at residential rate	64540.00	Rs/ sqm	assuming rate of 1st freesale transaction=RR rate	
f	Approx. valuation of entire project	1783.71	lacs of Rs		
10	GST IMPACT				
A	On "transfer of development rights by society to developer"				
1	Monetary compensation to society in the form of corpus (proportionate to area of unsold units at completion/1st possession)	2.47		18%	0.44
2	Non-monetary compensation in the form of units given to existing society members		lac of Rs		
2a	1st evaluation: @ 18% on value of unsold units at completion/1st possession	175.97		18%	
				31.67	
2b	2nd evaluation: 5% on value of non-affordable tenements (proportionate to area of unsold units at completion/1st possession)	175.97		5%	
				8.80	
	Lesser of 2a) and 2b) to be considered				8.80
B	Supply of "construction service" by developer to society				
	5% of value of non-affordable rehab tenements	903.86		5%	45.19
C	Transactions between developer and existing member of society				
1	On rental & relocation remuneration- assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00	lac of Rs	18%	0.00
2	On Individual member remuneration-assuming individual members are not registered for GST. if any members are service providers registered for GST, they will have to bear corresponding GST liability	0.00		18%	0.00
	TOTAL APPROX. GST IMPACT				54.44
11	Bank guarantee	2,00,00,000	Rs	1%	2.00
12	Tentative valuation for stamp duty impact				
a	Construction cost of rehab as per RR	1400.46	sqm	26620.00	372.80
b	Rental and relocation remuneration				46.38
c	Corpus remuneration				25.00
					444.19

13	Stamp duty @					
14	Admin, marketing, consultants and other miscellaneous costs	36509.94	sft	7%	31.09	
				100	36.51	
15	Interest cost @ 12% avg.				1149.59	
a	on 50% of items (1) for 1 years					
b	on 50% of item 2& 3 for 2 years	410.74			49.29	
c	on 50% of items 4&5 for 2 years	66.35		lac	16.88	
d	on 50% of item 13 for 2 years	23.19		of	5.90	
		15.55		Rs	3.96	
					76.02	
	GRAND TOTAL				1225.62	
	Rate per sft of salable area	36509.94	sft	3356.94		
	Add 3% contingency			100.71		
				3457.65		
				3458.00		
		say				

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50c. Round Seal

